



PROPERTY DETAILS

Address:	298 Red Cedar St., Bluffton, SC 29910
Year Built:	2008
Total Units:	660
Net Rentable:	78,900 sq. ft.
Acres:	4.37

PROPERTY OVERVIEW

The property is an existing self storage facility comprised of 78,900 ± square feet of rentable area in 660 self storage units, built on a 190,357-square foot parcel of land and located at 298 Red Cedar Street, Bluffton, Beaufort County, SC 29910. The facility was built in 2008. Amenities include surveillance cameras, individual locks, climate control units, keypad entry, commercial deliveries and on site management. The property contains an office and apartment for a resident manager. The project also contains specialty storage for RV, boat and vehicle storage.

LOCATION

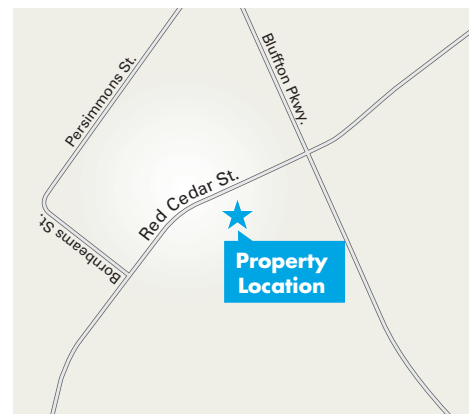
The property is located in the small community of Bluffton, South Carolina. Bluffton is located in southeastern Beaufort County, near the Georgia/South Carolina state line, at the mouths of the Broad and Cooper Rivers. The property is centrally located within the town's

boundaries along Bluffton Parkway, a new thoroughfare built in 2008 to support the area's rapid development. Highway 278, located one-half mile north is the island's primary commuter/commercial artery and is one of the most heavily traveled roadways in the county. The town of Bluffton is quickly becoming contiguous to that of the significantly larger Hilton Head Island adjacent to it.

Access to Bluffton is primarily from Okatie Highway and Highway 278, which extends through the town across McKay's Creek to Hilton Head Island. Local area accessibility is generally good, relying on the following transportation arteries: Local: Bluffton Parkway, May River Road and Buckwater Road are the main local thoroughfares in the area.

The subject neighborhood consists primarily of commercial and industrial development. The immediate area surrounding the subject is a newer development with many parcels still

available for development. The majority of the existing development is smaller (30,000 square feet or less) flex/industrial properties built in the past 6 years. Red Cedar Elementary School, which is situated on 2.5 acres and opened in the Fall of 2009 is located just 300 feet west of the property.



This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. Only the Prospectus makes such an offer. This literature must be read in conjunction with the Prospectus in order to fully understand all of the implications and risks of the offering of securities to which it relates. Please read the Prospectus in its entirety before investing for complete information and to learn more about the risks associated with this offering. Some of the more significant risks include the following: our limited operating history and "blind pool" nature of the offering; this is a "best efforts" offering and some or all of our shares may not be sold; absence of a public market for the shares and lack of liquidity; as of December 31, 2011, our accumulated deficit was approximately \$43 million, and we do not anticipate that our operations will be profitable in the near term; dependence on our advisor to select investments and conduct operations; payment of significant fees and expenses to our advisor and its affiliates, which will reduce cash available for investment and distribution; conflicts of interest among us and our advisor and its affiliates; we may borrow funds, issue new securities or sell assets to make distributions, some of which may constitute a return of capital, and we are not prohibited from undertaking such activities by our governing documents; because of our focus on self storage, adverse conditions in this industry would likely have a greater adverse impact on our rental revenues; our board of directors may change any of our investment objectives, including our focus on self storage; we may incur substantial debt; and we may fail to remain a REIT if we breach covenants under our loans with KeyBank National Association, we could be held in default under such loans, which could accelerate our repayment date. Future distribution declarations are at the sole discretion of our board of directors and are not guaranteed. Since our inception, our cumulative distributions have exceeded cumulative GAAP earnings. We cannot assure you that we will achieve any of our investment objectives. No offering is made to New York residents except by a Prospectus filed with the Department of Law of the State of New York. The Attorney General of the State of New York has not passed on or endorsed the merits of this offering. Shares offered through: Select Capital Corporation (Member FINRA and SIPC)